Agenda Item Number:_____

BERNALILLO COUNTY
BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 26, 2008

Department: Zoning, Building and Planning   **Staff Contact**: Enrico Gradi, Program Planner

TITLE: CONSENT: Zone Map Amendment from A-1 to R-1 on Tract 417, located north of San Ygnacio Road SW and south of Tower Road SW, between Unser Boulevard and Stinson Street, and containing approximately 5.14 acres. The decision was based on the following Findings. (CZ-70018)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the January 9, 2008 public hearing, the County Planning Commission voted (6-0) to recommend approval of a zone map amendment from A-1 to R-1 on Tract 417, located north of San Ygnacio Road SW and south of Tower Road SW, between Unser Boulevard and Stinson Street, and containing approximately 5.14 acres. The decision was based on the following five (5) Findings.

Findings

1. This is a request for a zone map amendment from A-1 to R-1 on Tract 417, located north of San Ygnacio Road SW and south of Tower Road SW, between Unser Boulevard and Stinson Street, and containing approximately 5.14 acres.

2. The property is located in the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and Residential Area five of the Southwest Area Plan which allows residential densities of up to nine dwelling units per acre.

3. This request is consistent with Resolution 116-86 in that it does not constitute a "spot zone" as the site is adjacent to R-1 zoning.

4. The proposed use is consistent with Resolution 116-86 in that changed neighborhood conditions have occurred in the immediate area with residential development.

5. This request is consistent with the health, safety, and general welfare of the residents of the County.

ATTACHMENTS:
1. County Planning Commission Notice of Decision Letter (January 11, 2008).

2. County Planning Commission Information Packet.

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval